

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined Neighborhood Plan

NPA CASE#: NPA-2009-0016.01

ZONING CASE#: C14-2010-0014 (JH)

PC PUBLIC HEARING DATE: March 23, 2010

ADDRESS: 3306 E. 5th Street

AREA: Approx. 1.056 Acres

APPLICANT/OWNER: The Lunaire Group L.P/Dr. Graciela Leija
(Previously owned by The Driggers Living Trust)

AGENT: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr., P.E.)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial & Single Family (portion of)

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2010-0014 (JH)

From: GR-NP, Community Commercial- Neighborhood Plan Combining District and
SF-3-NP, Family Residence-Neighborhood Plan Combining District

To: GR-MU -NP, Community Commercial – Mixed Use –Neighborhood Plan
Combining District

NOTE: A portion of the existing SF-3-NP will remain and is not proposed to be rezoned.

PLAN ADOPTION DATE: March 27, 2003

PLANNING COMMISSION RECOMMENDATION: At the Planning Commission hearing date on March 23, 2010, the motion to grant staff's recommendation to Mixed Use; was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 8-0; Commissioner Ben DeLeon was absent.

STAFF RECOMMENDATION: The staff recommendation is to **grant** the requested change from COMMERCIAL and SINGLE FAMILY (portion of) on the Future Land Use Map (FLUM) to MIXED USE land use designation.

BASIS FOR STAFF'S RECOMMENDATION: The requested amendment is consistent with the Land Use recommendations in the Govalle/Johnston Terrace Combined Neighborhood Plan. See *Analysis* for more details.

ANALYSIS: The plan amendment request supports the following Govalle/Johnston Terrace Neighborhood Plan land use goals:

Land Use:

- Goal 1: Adjacent land uses should be compatible
- Goal 2: Preserve and protect current and future single-family neighborhoods.
- Goal 3: Develop a balanced and varied pattern of land uses.
- Goal 4: Create and preserve a sense of “human scale” to the built environment of the neighborhood

Housing

- Goal 5: Maintain an affordable and stable housing stock.
- Goal 6: Foster and protect existing neighborhoods.
- Goal 8: Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation.

***Analysis:** With residential units proposed, the property owner could live on the property where their medical clinic is located, in addition to providing affordable housing options for the area. Since the clinic is surrounded by houses and businesses, the clinic will be within walking distance to many people in the area and will provide a needed service to the community.*

BACKGROUND: The Govalle/Johnston Terrace Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on March 27, 2003. The requested plan amendment is in the Johnston Neighborhood Planning Area. The boundaries of the planning area are: Austin NW Railroad on the north, Airport Boulevard on the east, Ed Bluestein on the south and on the west.

The property is a vacant lot upon which the owner proposes to build a medical office and medical spa with affordable residential units. The new owner of the property is a medical doctor who proposes to open a clinic for the medically underserved residents in the area.

PUBLIC MEETING: On August 31, 2009, the applicant met with members of the Govalle/Johnston Terrace Planning Contact Team, in addition to property owners within 500 feet of the proposed plan amendment. Approximately 15 people attended the meeting.

Based on the input from the attendees, the property owner subsequently hired an engineer who continued working with the planning contact team to address concerns regarding the amount of property to be rezoned to GR-MU-NP, which was reduced from the entire lot to a little more than half. In additional meetings, the applicant and her agent worked with the Govalle/Johnston Terrace planning contact team to protect the residential uses to the west along Allen Street.

A letter of support from the Govalle/Johnston Terrace Planning Contact Team is provided with this report.

CITY COUNCIL DATE: April 29, 2010

ACTION: Approved on First Reading
consent agenda, Vote 7-0.

October 28, 2010

ACTION: (Pending)

CASE MANAGERS: Maureen Meredith, Senior Planner, 974-2695

E-MAIL: maureen.meredith@ci.austin.tx.us

Govalle/Johnson Terrace Neighborhood Planning Team
Preserving and Improving our Neighborhoods

January 14, 2010

The Review Committee for the Govalle/Johnson Terrace Planning Contact Team held a meeting on August 31, 2009 and heard a presentation for a plan amendment and future zoning change request from representatives for Sandra Leija on their property located at 3306 E. 5th Street, currently zoned GR – NP on the southern part (with the land use on the FLUM as Commercial) and SF 3-NP on the northern part of the property (with the land use on the FLUM as Single Family).

After discussion and follow up meetings with sub committee members, the Review Committee and the applicant have agreed to support the following FLUM changes to the property in order to accommodate their proposed build out of the property and to support the future zoning change application to be submitted within the next 2-3 weeks.

The Govalle/Johnson Terrace Planning Contact Team supports:

1. The change in the FLUM from Commercial to Mixed Use on the front 325 feet of the property.
2. The future zoning change application from GR-NP to GR-MU-NP zoning from 180 feet off 5th Street to approximately 325 feet off the street. This allows the medical office/health spa and the upstairs apartments to be placed in this area along with required parking. The north end of the Project site will remain as SF-3-NP per the current zoning class.
2. The parking lot setback from 13 to 8 feet. The proposed Site Plan provides an 8 foot setback on all driveway improvements per compatibility requirements. Allowing this reduction accommodates fire lane access to the Site improvements.
3. The proposed fire lane turnaround requires a significant amount of space to set aside as impervious cover. This limits the available space for housing in the SF-3-NP zone. Support for impervious cover increases in this zone as long as coverage does not exceed the composite amount allowed under both zoning classes.

The Plan amendment and future zoning change request supports the following Goals and Objectives in the plan (See page 35 in plan document):

Land Use:

- Goal 1: Adjacent land uses should be compatible.


SCANNED

- Goal 2: Preserve and protect current and future single-family neighborhoods.
- Goal 3: Develop a balanced and varied pattern of land uses.
- Goal 4: Create and preserve a sense of “human scale” to the built environment of the neighborhood.

Housing:

- Goal 5: Maintain an affordable and stable housing stock.
- Goal 6: Foster and protect existing neighborhoods.
- Goal 7: Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation.

These conditions are hereby agreed to by the Review Committee and the applicant, represented by:



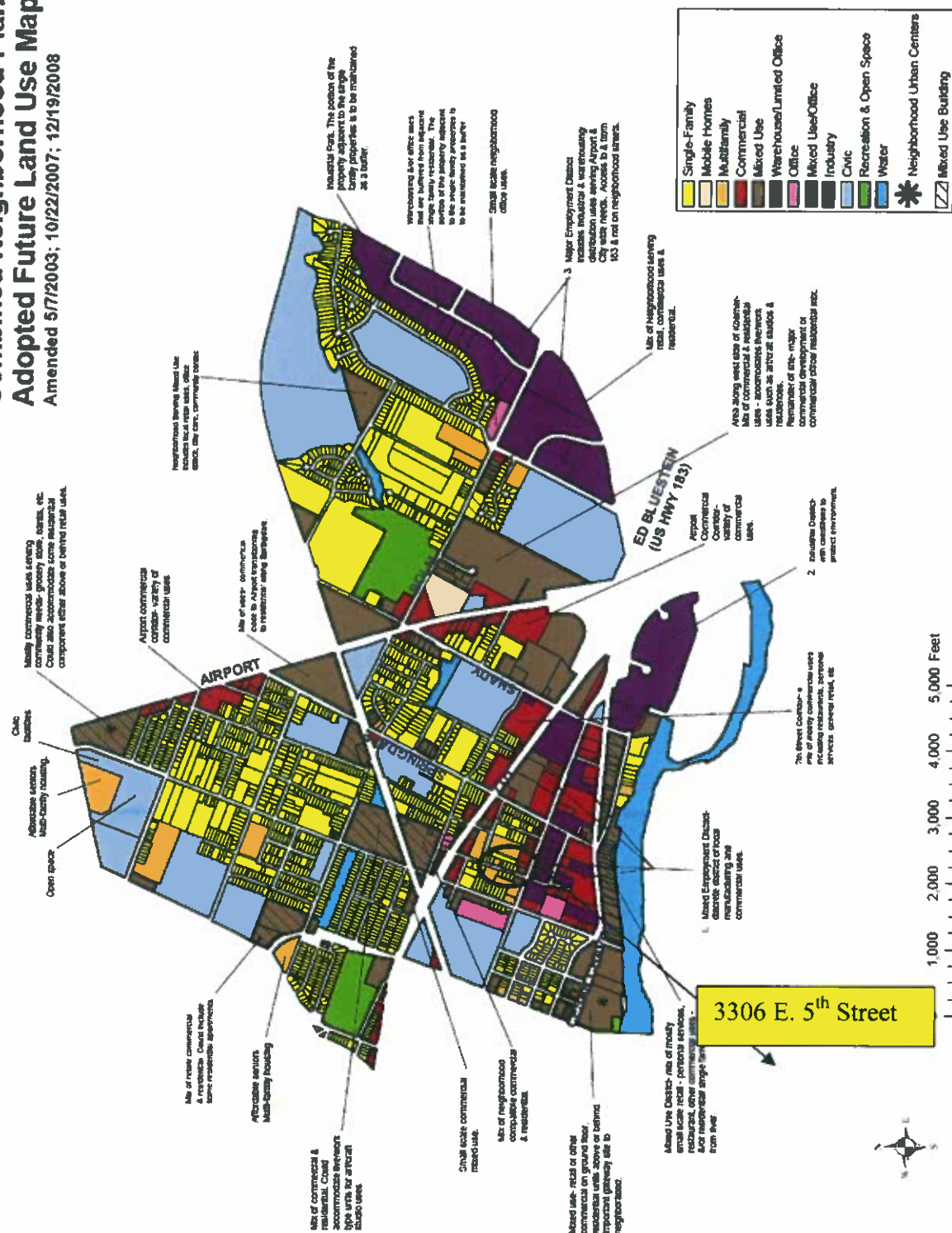
Daniel Llanes
Coordinator, Review Committee
Govalle/Johnston Terrace Neighborhood
Planning Team



Dr. Graciela Leija, MD, Owner
The Lunaire Group, LP
3306 E. 5th Street

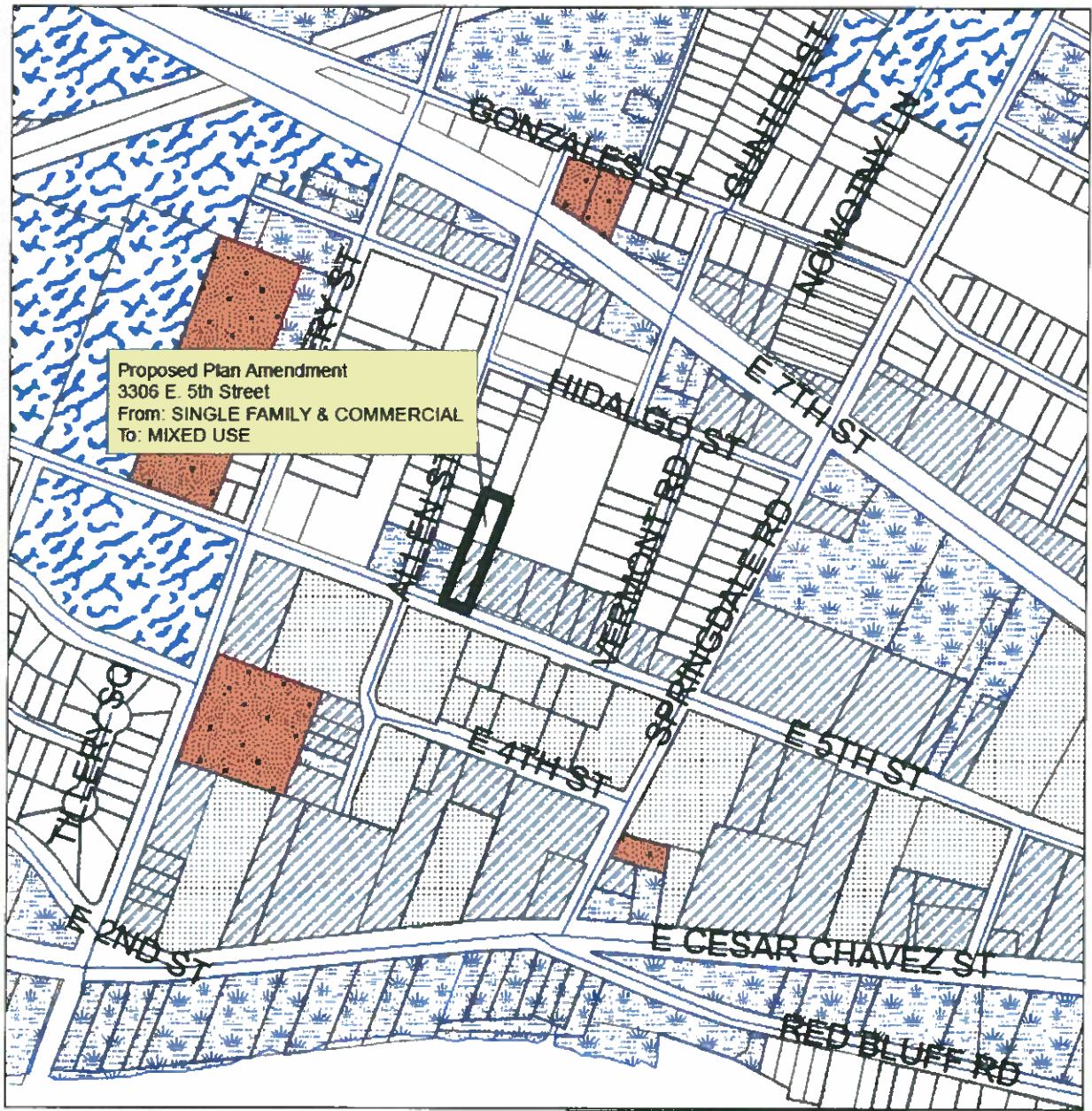
SCANNED

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This map has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin as to the accuracy or completeness of the information.





3306 E. 5th Street
Request: Commercial and Single Family to
Mixed Use



Govalle/Johnston Terrace Neighborhood Plan Amendment NPA-2009-0016.01

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Future Land Use

FLU



Civic



Commercial



High Density Mixed Use



Industry



Mixed Use

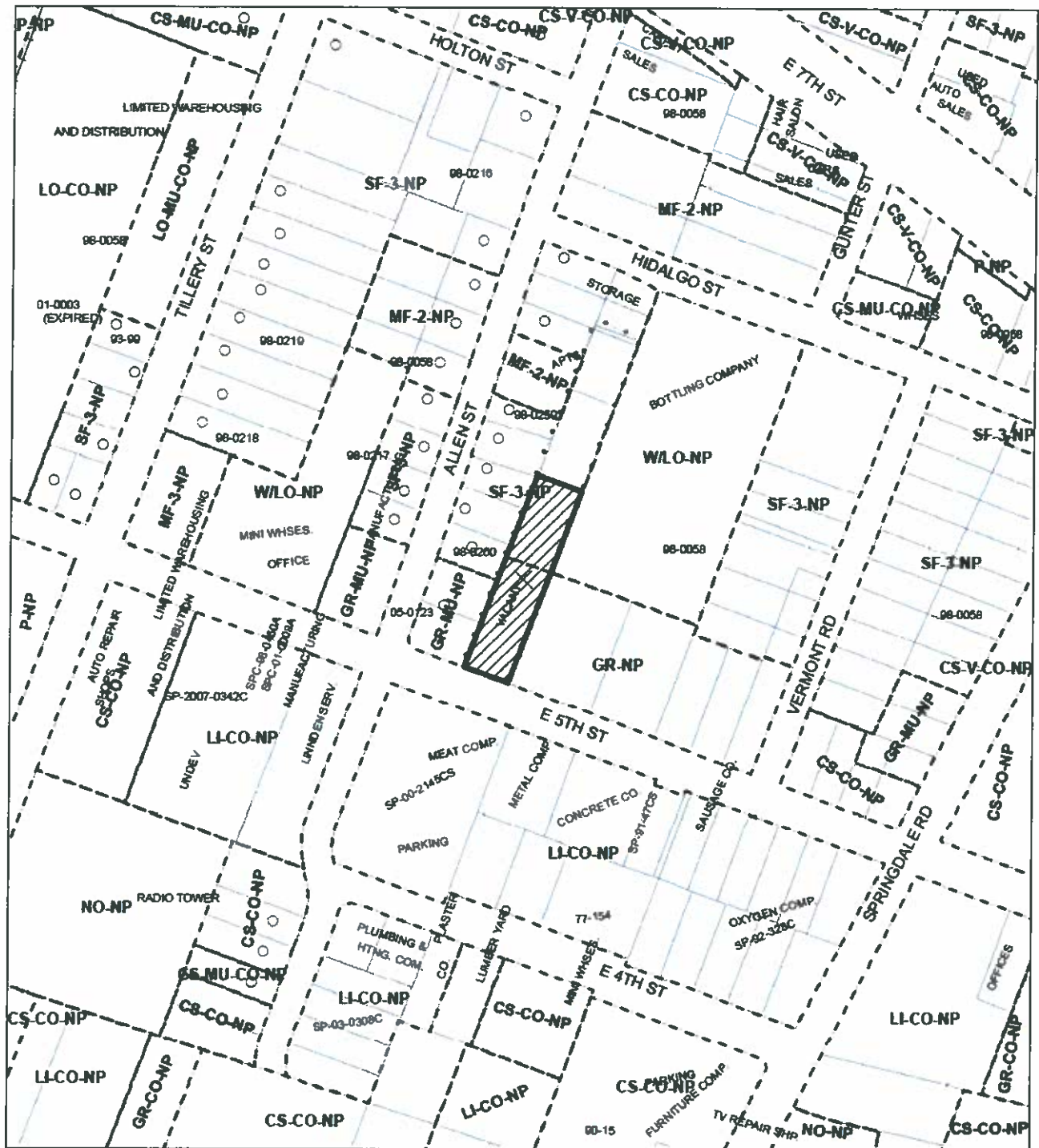


Office



Single Family

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1" = 200'

 **SUBJECT TRACT** **ZONING BOUNDARY** **PENDING CASE**

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: **NPA-2009-0016.01**

ADDRESS: 3306 E 5TH ST

SUBJECT AREA: 0.581 ACRES

GRID:

MANAGER: M. MEREDITH



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3306 E. 5th Street



3306 E. 5th Street – subject property



Property to
the north



Property to
the east



Property to
the south



Property to
the west

View east on E. 5th Street



View west on E. 5th Street